



Certification and Assurances, Page 1 of 2

Lease Area #: # 5

Lease Area Name: HERRON LAKE

Offeror Company Name: CASE COVE LLC - Kent Kenigman

Request for Offer to Lease State-owned Tidelands for Geoduck Aquaculture GA06-001

CERTIFICATION AND ASSURANCES

- 1. I certify that I am the (title) OWNER of the (organization name) CASE COVE LLC and am authorized to submit this offer on behalf of my organization. The information submitted in and with this offer is accurate and true to the best of my knowledge.
2. The attached is a firm offer for a period of 120 days following receipt, and it may be accepted without further negotiation...
3. I understand that DNR will not reimburse me or my organization for any costs incurred in the preparation of this offer.
4. The submission of the attached offer constitutes my and my organization's acceptance of all Request for Offer contents...
5. If an apparent successful offeror under Section 7 of the Request for Offer, I and/or my organization shall provide DNR with documents substantiating my organization's capacity as described in Section 8 of the Request for Offer.
6. If a confirmed offeror under Section 9 of the Request for Offer, I and my organization shall be responsible for following, in accordance with Section 9 of the Request for Offer:
a. Obtaining all necessary permits.
b. Providing a land survey.
c. Preparing a baseline and biological survey of existing on-site resources.
d. Providing insurance and financial security.
7. If issued a lease, I and my organization shall be responsible for following, in accordance with Section 9 of the Request for Offer:
a. Submittal of a Farm Plan Record Keeping log, an Events and Issues log and an Annual Environmental Review report and activity log...
b. Compliance with DNR's Best Management Practices.

## **DNR GEODUCK LEASE**

- 1.1.1 Lease area #5 –Herron Lake
- 1.1.2 Case Cove LLC
- 1.1.3 Kent Kingman
- 1.1.4 Cell 253-884-5456; home office 253-884-5456; fax 775-383-2348;  
[kingman@casecove.com](mailto:kingman@casecove.com)
- 1.1.5 UBI # for Case Cove LLC 601 718 763  
EIN # for Case Cove LLC 91- 1725120

### **3.0 Management Structure**

#### **3.1**

Kent Kingman - Owner

Donna Kingman – Owner

Roles of Kent and Donna will be to handle the management, financial, operation, and documentation activities for the Geoduck operations.

#### **Personnel**

The # of personnel will be determined by the activity. At times I may hire temporary help for a particular activity such as Tube stumping, seed planting, tube pulling, and possibly harvesting. All other activities will be handled by 6 other personnel. That will handle the operations, labor, monitoring, and harvesting.

**Subcontractor** Taylor Shellfish. The extent of need from Taylor Shellfish as a subcontractor will be determined as needed. They have agreed to offer any support that is necessary or that I will have a need for. These areas may include: Labor needs for crews in bed preparation, planting, monitoring, harvesting, marketing and sales of geoducks. Other areas of support may include the permitting process and biology support.

#### **Taylor Shellfish**

UBI # 601 636 984

#### **3.2.1 Experience**

In 1997 Taylor Shellfish and Kent Kingman embarked on a partnership that continues today. We identified a large piece of ground that we leased from a family.

The total plantable ground consists of over 12 acres. Our first harvest was this year. My experience has been from start to finish and I have been involved in every aspect of the process from obtaining the lease to harvest. Our harvest this year is in excess of 100,000 lbs. Analyzing and improving the process has been a keen focus of mine. The following activities are areas that I have been involved in.

- Obtaining the lease.
- Communicating with Diane in the permitting process.
- Working directly with manufacturers for pipe acquisition at a better price and color.
- Working with the crews in all aspects of the business to learn and improve the process. (Ground preparation, sand dollar removal, planting, tube

stomping, different tube trials and experiments, tube netting and tube netting trials, netting acquisition, tube pulling, tube cleaning ideas, harvesting, geoduck security issues, harvesting data collection and compilation process, debris clean up and monitoring, neighbor outreach) Another lease that we began 2 years ago was with an individual highly sensitive to the view in front of his home. We successfully mitigated his concerns through working activities in a manner that he approved, use of gray tubes and 50 x 50 foot cover nets to minimize visual impacts.

3.3 **Permits, certifications, and licenses.**

Aquatics farm Registration #117648 01 case inlet - Case Cove LLC issued on January 17, 2006

Pierce County

Shoreline Substantial development Permit

DOH Water certification – This is in process and has been for 18 months. We are nearing completion.

3.4 The plan for **neighboring landowner outreach** has already been employed.

Upland Owners have all given tremendous support to me taking out the lease and planting geoducks on the DNR land. I am the major upland owner with 900' of waterfront. Larry Hetland is the upland owner to the north with 600' and is very supportive. He has a home there. To the South is an upland owner with no home and they rarely come out to the property. Once every 5 years. They are very supportive also. These are the 3 upland owners. To the north directly contiguous to the lease is the Kuens and they own to extreme low and have asked if I will take a lease and plant their ground with geoducks. To the South are the Robertson's with 200' of beach and ownership to extreme low. They have a summer cabin and have also asked if I will take a lease and plant their beach with geoducks. To the south there are no other home owners for the next 1000' until you get to the Roger's piece with 900' of beach of which we (Taylor/Kingman) have a signed lease and have all the necessary permits. We are planting this summer. None of the properties in between Rogers and us have any challenge with geoducks. Actually all but one has requested me to take a lease out and plant their beach. We haven't done that because they have smaller frontages. Many land owners to the north of the lease have approached me to plant their beaches also. I constantly keep the neighbors informed of my progress on the DNR lease and will keep them informed through the complete process. Out here we do not have many full time residences.

There is only our family, the Hetlands to the north then only summer beach to the north of them for the next 2000'. To the South there are only the Rogers and Hibbins for the 3000' to the south. Taylor/Kingman also has received the permitting for the lease with the Hibbins property. This will likely be planted this summer also.

All of the neighbors have an understanding they are welcome to utilize our beach for access purpose to come down and look at the palm trees, vineyard, and salmon. Many of our neighbors enjoy going up the stream to walk on our trails

and enjoy eating the grapes as they come ripe. There are so few people out here that we open our land to our neighbors since we have 50 acres of unique land.

3.5 **Public access** will be absolutely granted for access to walking on the leased area since we already offer that to all our neighbors on our beach that we own from mean low to high tide directly above the DNR leased land.

3.6 **Proximity and ease of operating.**

For me this will be extremely easy for several reasons. On my 900' of beach I have planted Manila clams from mean low tide up to +7.0. I work that directly from my own beach since I have no bank and can walk or drive my gator from my upland beach. To the south 1000' I have partnered with Taylor Shellfish on 2 leases that are being planted this summer. My infrastructure is already set up with the necessary infrastructure to begin planting.

4.0 **Cost Proposal**

4.1 Proceeds to the state will be 10% of the wholesale price.

4.2 Base rent will be \$1000/acre of planted ground.

5.0 **Operations Proposal**

5.1 **Schedule of preparation.** The permits will be pursued immediately beginning the fall of 2006. The preparation of the site will be done through the winter. I will have the survey completed in winter. My surveyor (Thornton Land Surveying) already has a control point on the beach and the north and south corners of my 900' of beach marked. It will be a very quick and easy process for them to survey since this spring I had them mark those points in preparation for the DNR lease while they were doing other work on my property.

There will be no rafts used that will have a permanent mooring. I will utilize my uplands as the staging area.

I will utilize my gator to remove all loose rocks on the beach. I will rake up the rocks and shovel them into my gator and then take them and dump them on my uplands. I did this for my manila clams and it works very well. I like a clean beach with just sand for the geoducks. There are not many rocks out there and they are only 1"-2" in diameter.

5.1.2 **Marking boundaries.** I will gps the corners as well as mark them with either a heliacal anchor/buoy or pvc stakes. I prefer something that will not float so it doesn't have any effect on passing boats.

5.1.3 **Seed access** – I have tremendous confidence in having access to seed since Taylor Shellfish has already committed seed and any other resources that I might need through this lease.

5.2 **Planting**

5.2.1 **Schedule**

Planting will begin in April 2007. One acre will be planted in April/May and one acre in June/July. We will plant the lower acreage at the extreme low tides. DNR has suggested that I may only be able to plant 2 acres the first year. If I am able to plant more, I would do that in the late July and early August time frame. I would prefer to plant all 4 acres the spring/summer of 2007.

### **5.2.2 Planting Methods**

- Tube density – 1 - 6” tube per square foot.
- 3 geoduck seed per tube.
- Expected grow out period – 4 years for a 1.9 – 2.0 pound duck.
- Survival rate is expected to be 50% – 66%.
- Planting methods will be:
  - Dry planting will be done on an incoming tide.
  - Wet planting will be done with 2-3 feet of water over a netted set of tubes and seed placed in the tubes as we are snorkeling. Designed for tides on hot summer days.

### **5.3 Predator/Biofouling control and exclusion**

5.3.1 Predator control will employ a clam tunnel concept where the nets are buried on the edges. The netting will be 50’x 50’ - 1/2” mesh 18 thread nylon net. The nets will be zip tied together every 6” to create a complete enclosure. On the edges at the extreme low tide the nets will be lapped over and held down with stakes or rocks. The 6” tubes will be side by side to form a wall at the lower end since it would be difficult to dig in the net. The netting will then be lapped and held down on the lower side of the wall of tubes. This will create a complete barrier and completely enclosed area. It will take a little more effort but will benefit us to do some research inside the controlled/static environment. We will then do 100’x150’ test plots of varying tube densities to see if we can learn a new and better way to plant the geoducks without having a 1’ tube density. We will try an 18”, a 24”, and a 36” tube density. The geoduck seed will be planted wet style on an incoming tide.

5.3.2 **Debris Monitoring** – Because we live here, and will be at the beach consistently, we will be going down daily to pick up any debris. If anything, the debris should only be tubes. But since there is a complete net dug in on the sides there will be no way for the tubes to get out of the netting.

5.3.3 **Visual impact** – The color of the tubes will not have a bearing because the tubes will be completely under a black net that will grow seaweed on it and will blend in to the surroundings.

### **5.4 Maintenance**

5.4.1 In 12-18 months the tubes will be removed from the beach. If extreme fouling occurs the nets will be swept by hand to remove the fouling. This will likely not be necessary based on the Foss beach not needing to be cleaned and our Manila clam nets not

needing cleaning as of yet. Other activities will be to monitor growth and survival rates. This would include opening the net in several places and measuring the survival rate and growth of the geoducks. Then zip tying the net closed again.

**5.5 Harvest of the site**

5.5.1 **The plan for harvesting** will be when the geoducks reach an average size of 2 lbs. We anticipate this to be on a 4 ½ year cycle. Planting will be the spring/summer of 2007 and harvest will begin Sept. of 2011.

5.5.2 **Harvest methods** will include a combination of wet and dry. Wet harvests will be in the daylight hours through the winter with divers. Dry harvest will also be done at low tides which will be a combination of day and night time harvest.

5.5.3 **Night time harvests** will not be an issue with lighting since there is no one living out here in the winter, except our neighbor the Hetland's and they sit back on high bank and can't see the tidelands. Noise will be minimized with the water muffler system that we employ.

**5.5.4 Operational Information**

5.5.4.1 Access to and from the site is from my uplands. Off load points are my uplands. The vessel that I will use for the pump system will be a 4' x 6' barge that will house the pump for both wet and dry harvest. This will be housed on my own uplands beach and when not in use will be stored upland. If I would choose to leave it out over a day or 2 then I would lock it to my buoy out in front of our house.

**5.6 Environmental Impacts**

5.6.1 **Timing of activities** will be timed when traffic is not at the peak. My philosophy is to enjoy life and holidays. When people will be on the water the most than so will our family, playing not working. We work hard as a family when it is time to work and play hard also when it is time to play. The boat traffic is at a minimal level. Over by our house and most of it occurs near Herron Island and further south or north. Our area tends to be a real quite area.

5.6.2 I like things **clean and neat** since this our home and where we enjoy being on the water. We will absolutely keep things clean and pristine just because we are the ones that will see it the most every day in our view.

Kent Kingman  
Case Cove LLC  
Owner

## **Plain talk budget themes- telling the story**

### **DELIVERING THE VALUE PROPOSITION (why is WDFW here?)**

#### **Vision:**

**Make Washington State a world-class outdoor destination by fostering an appreciation of abundant and sustainable fish and wildlife resources and their ongoing contributions to the Northwest quality of life.**

#### **Enforcement**

- **Deploy more officers in the field to increase enforcement of F&W laws.**

#### **Wildlife**

- **Provide recreational opportunities while effectively managing wildlife levels in the state**

#### **Habitat**

- **To ensure the existence of healthy habitats for the state's fish and wildlife populations**

#### **Fish**

- **To effectively manage the recreational and commercial opportunities in the state relating to natural and hatchery produced fish**

#### **Business Services**

- **To provide business discipline and excellence which directly supports agency operations in carrying out the agency mission.**